

HOA Meeting Minutes for 06/18/2026:

The meeting began at 6pm and was also broadcast on Zoom. All board members were present, with Brad attending via Zoom. The minutes from the previous meeting were read, accepted and approved.

Dave spoke about the roads and culverts. There has been \$9400 spent on upper Pine resurfacing and work on culverts around the HOA. The cattle guard was not able to be cleaned out, due to difficulties with removing the grate and will be attended to at a later date. There is still \$7000 remaining for gravel to repair needed locations around the HOA.

Mike spoke about the project to install extra package boxes and repair the entrance arch/sign. The contractor doing this and the other road work was not able to complete the needed excavation yet. Mike was looking at alternative solutions and Kelly Jesse, who was present at the meeting, said he may be able to do the work, but would need to examine the area with Mike. The roof repairs to the ranch barn were completed by Rick Hicks and James Thomas.

Dave gave information about a webinar he watched, which indicates that our HOA is not maintaining records correctly and needs to be adjusted. He provided a handout, which indicated 19 requirements that needed to be examined to make sure we are properly maintaining our records. The board decided to form a task force to examine what needs to be improved. Dave, Mark & Josh agreed to be on this task force and meet at a later date to examine this issue. Mike also suggested that creating a web forum may be a solution to some of these issues and said that he would look into the feasibility of doing this.

Tom discussed the possibility of outsourcing the management of the HOA in the future. He acknowledged that doing this would raise HOA fees, but without younger HOA resident involvement this may be the direction we are heading. Brad suggested active recruitment of younger and newer HOA residents for board positions and volunteer work. Tom said that he would bring up this issue in the annual meeting and the invitation for the meeting.

Mike has gotten plans for building on 282 Pine Lane, but they have not yet been approved by the county. He also received plans for 1001 Chimney Drive for a garage/ADU, which also had not yet been approved by the county. Mike clarified that the county allows ADU's and the HOA does not prohibit them. The resident, James Brixey was attending via Zoom, stated that there was no intention to rent out this ADU. There is also construction beginning at 221 Badger Road, but they are only doing site prep work and no plans have been submitted. Work on the approved house at 199 Bobcat Lane is continuing.

Brad wanted to talk about the donkey at Erika Svor's property. He asked about the board's thoughts on changing the rules to allow all equines (horses, mules & donkeys). This would require a 2/3 vote from residents if it is located in the covenants, but could be changed with a board vote if it is located in the rules. Mark suggested that the newly formed task force determine where this restriction was located to determine what our options were.

Tom brought up that two board positions were up for election this annual meeting, which are his and Josh's. Tom said that he needed to think about running again and Josh said he would. Tom also said that he would mention the two openings so that any residents who wanted to could run for the positions.

Mark wanted to give credit to Tammi Phillips, who helped complete an update of the HOA's website.

Dell McDaniel, who was present, asked if Timberdale was still a Firewise community. Dave, who has primarily been responsible for managing mitigation told him that we were not. He indicated that the regulations and requirements for the program were too much, especially given the fact that there was no grant money for being part of the program.

The annual meeting is still set for Saturday, August 1st at 11am. Tom will send out an invitation letter to all residents. Mike will set up the tent and music, Dave will obtain the drinks, Brad will manage the grill, with Peggy Tredwell providing decorations and Tim/Josh will mow. All board members were asked to arrive at least 30 minutes early to finish setting up tables & chairs.

Mark spoke about the annual budget for the HOA. Our finances overall are doing well, with some money saved due to the light winter. Dues are going to stay the same and the budget for 2025 was put forward with no changes to be used for 2026. All board members voted to approve this and the budget will be voted on by residents at the annual meeting.

The meeting ended at 7:26pm